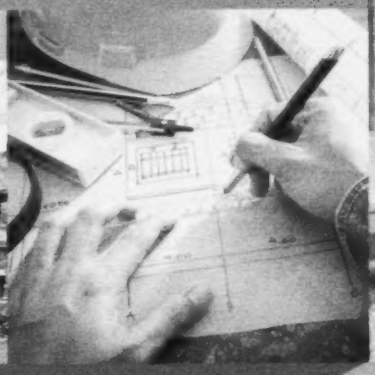
HOUSING MARKET INFORMATION

HOUSING NOW TABLES
St John's CMA

Date Released: Third Quarter 2018



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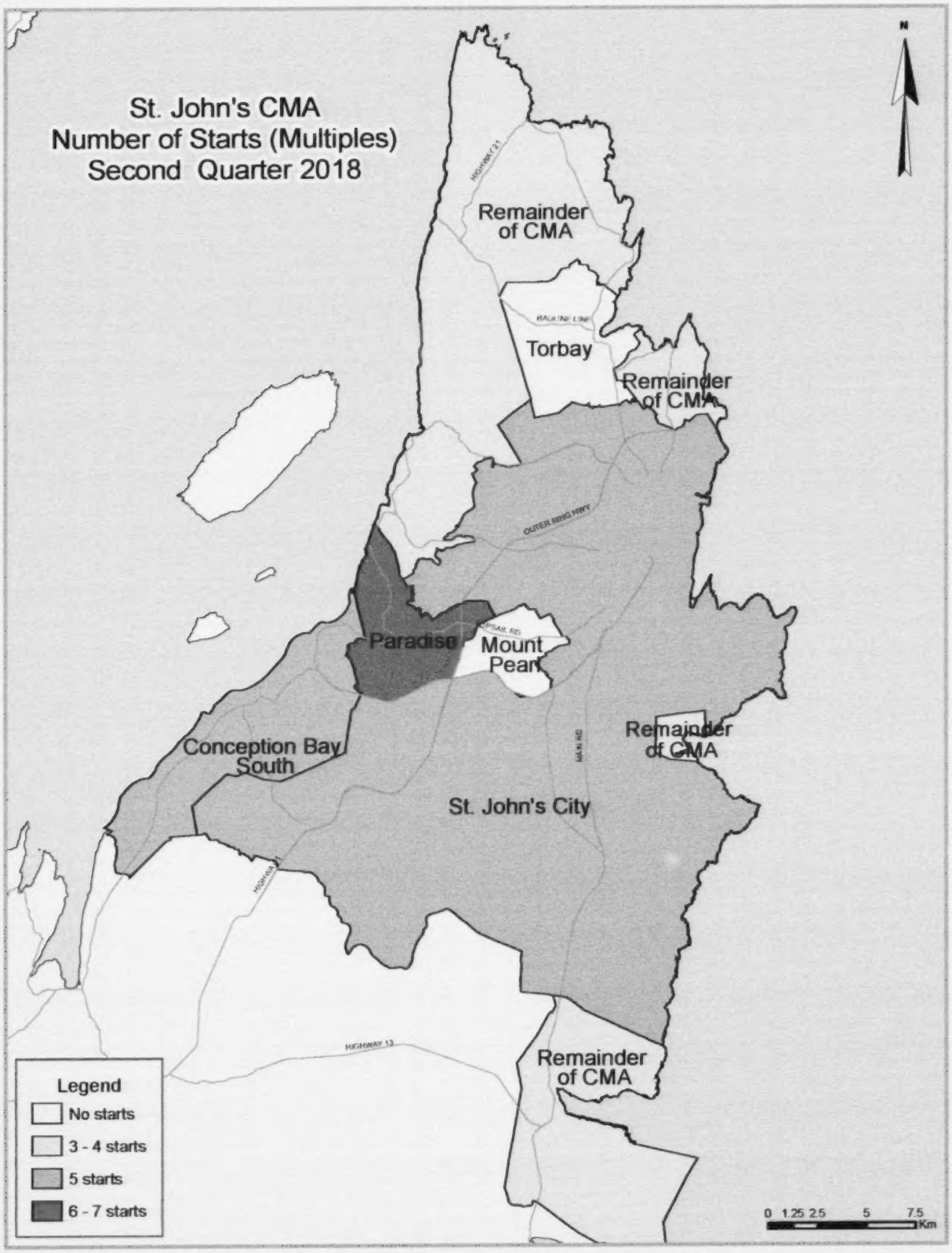
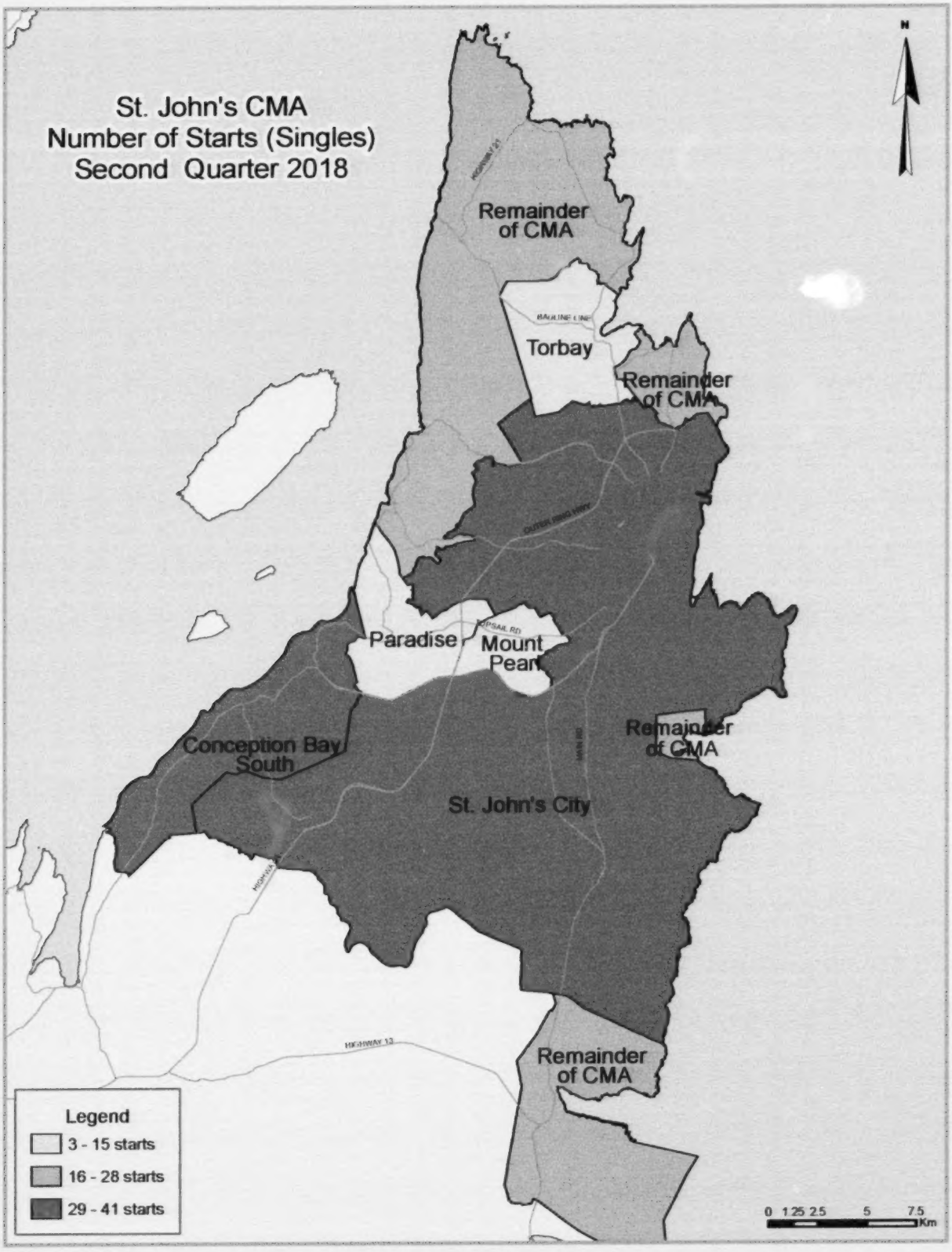
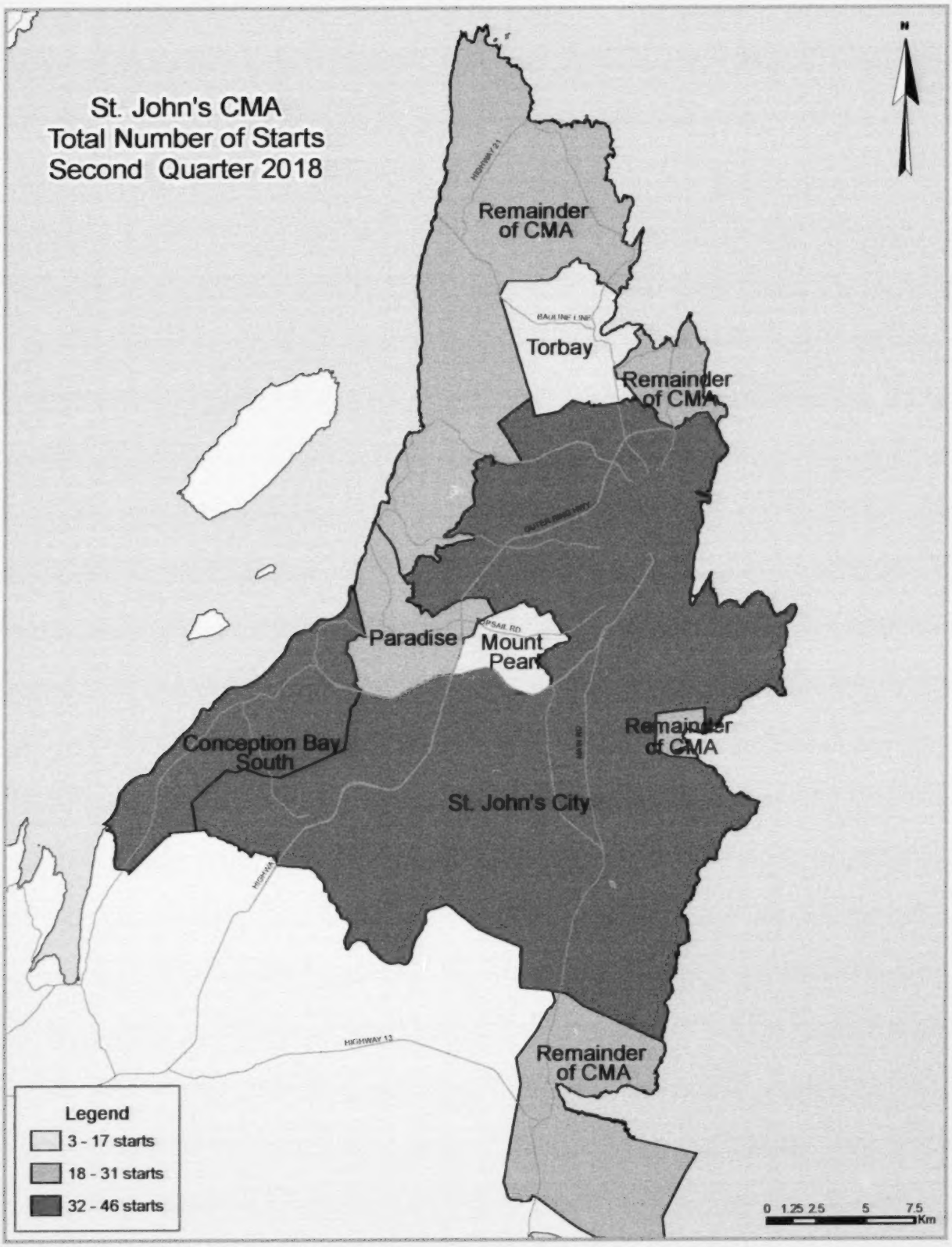
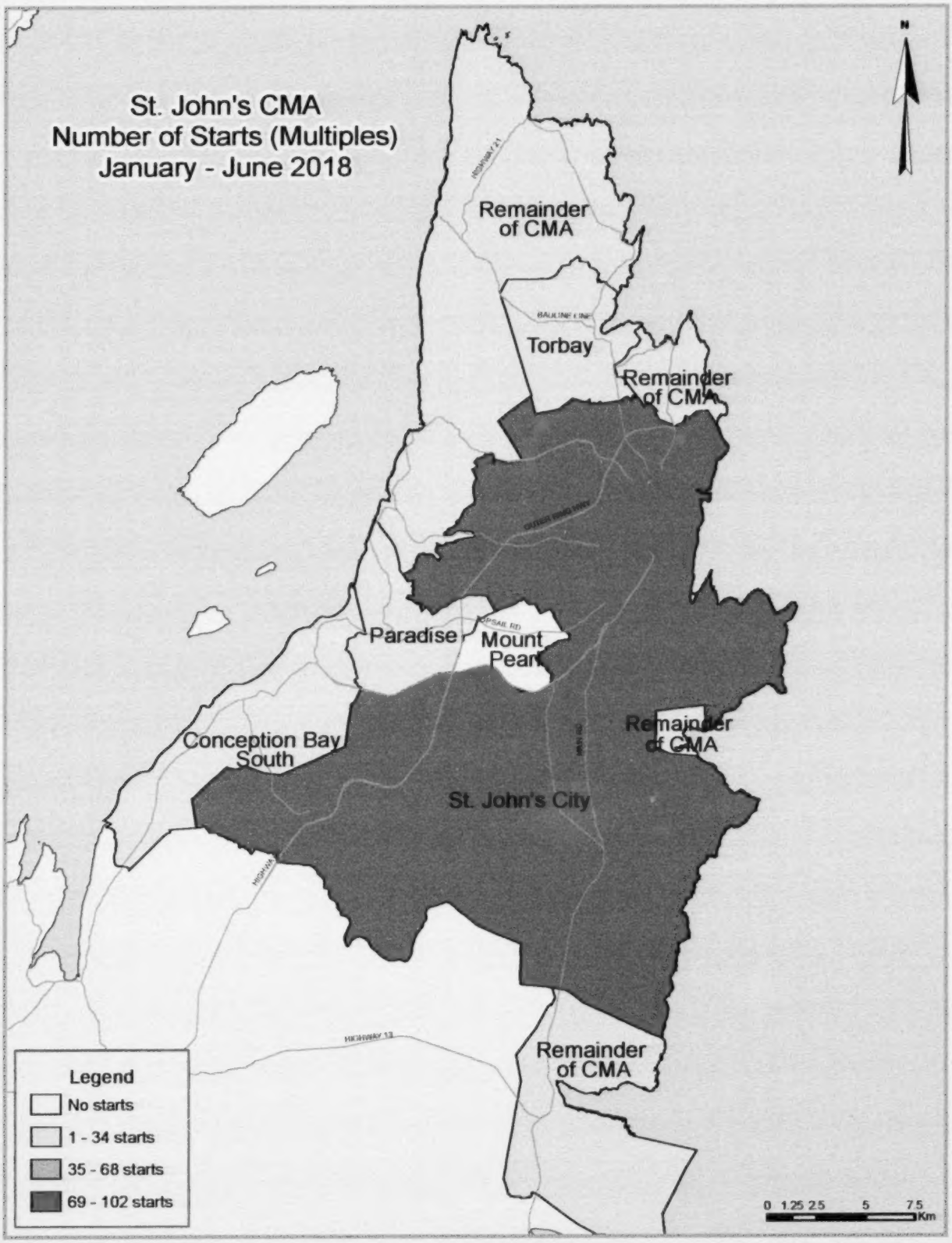
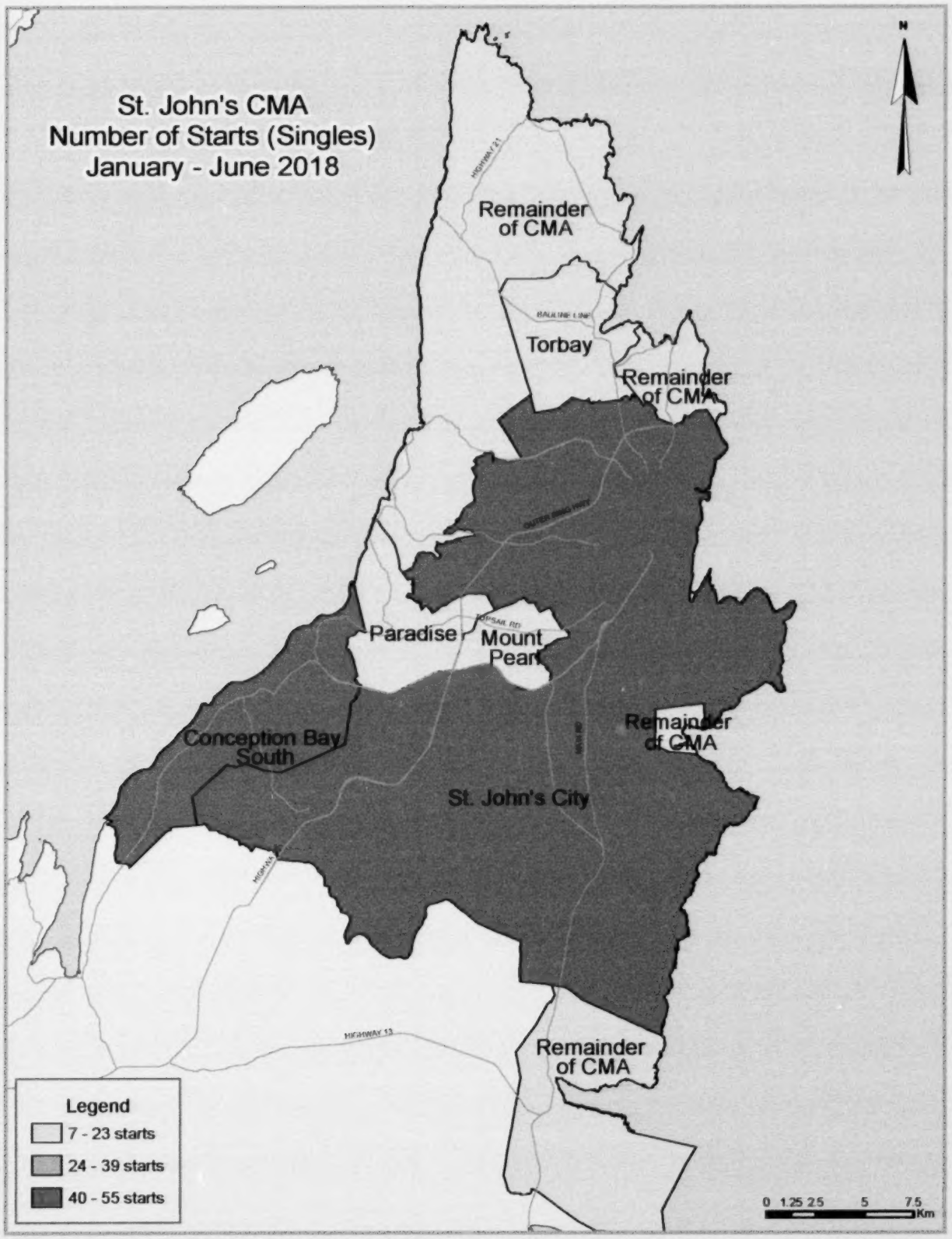
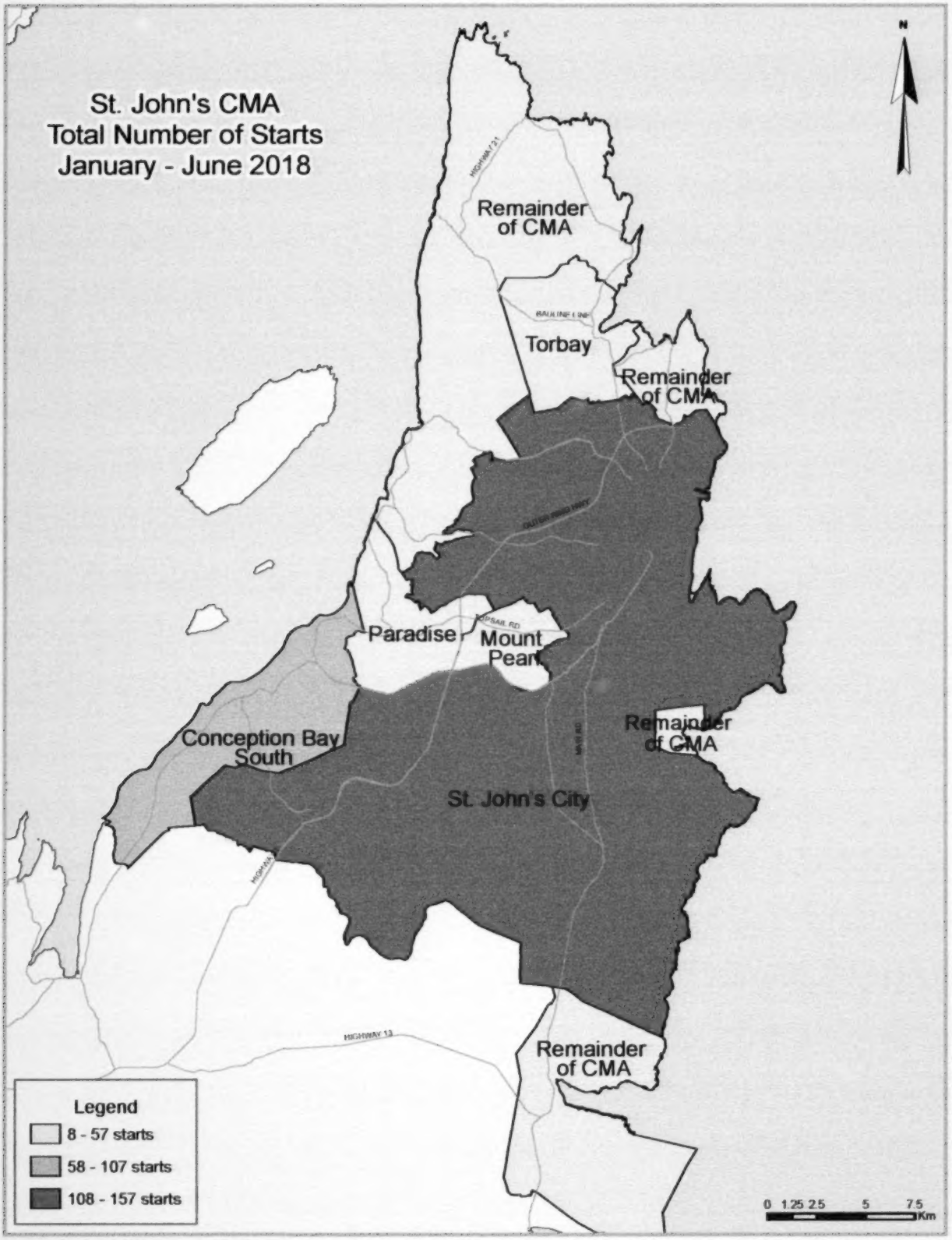

St. John's CMA
Number of Starts (Multiples)
Second Quarter 2018
N
Remainder of CMA
Torbay
Remainder of CMA
Paradise
Mount Pearl
Conception Bay South
Remainder of CMA
St. John's City
Remainder of CMA
Legend
No starts
3 - 4 starts
5 starts
6 - 7 starts
0 1.25 2.5 5 7.5
Km


St. John's CMA
Number of Starts (Singles)
Second Quarter 2018
N
Remainder of CMA
Torbay
Remainder of CMA
Paradise
Mount Pearl
Conception Bay South
Remainder of CMA
St. John's City
Remainder of CMA
Legend
3 - 15 starts
16 - 28 starts
29 - 41 starts
0 1.25 2.5 5 7.5
Km


St. John's CMA
Total Number of Starts
Second Quarter 2018
N
Remainder of CMA
Torbay
Remainder of CMA
Paradise
Mount Pearl
Conception Bay South
Remainder of CMA
St. John's City
Remainder of CMA
HIGHWAY 13
Legend
3 - 17 starts
18 - 31 starts
32 - 46 starts
0 1.25 2.5 5 7.5
Km


St. John's CMA
Number of Starts (Multiples)
January - June 2018
N
Remainder of CMA
Torbay
Remainder of CMA
Paradise
Mount Pearl
Conception Bay South
Remainder of CMA
St. John's City
Remainder of CMA
Legend
No starts
1 - 34 starts
35 - 68 starts
69 - 102 starts
0 1.25 2.5 5 7.5
Km


St. John's CMA
Number of Starts (Singles)
January - June 2018
N
Remainder of CMA
Torbay
Remainder of CMA
Paradise
Mount Pearl
Conception Bay South
Remainder of CMA
St. John's City
Remainder of CMA
Legend
7 - 23 starts
24 - 39 starts
40 - 55 starts
0 1.25 2.5 5 7.5
Km


St. John's CMA
Total Number of Starts
January - June 2018
N
Remainder of CMA
Torbay
Remainder of CMA
Paradise
Mount Pearl
Conception Bay South
Remainder of CMA
St. John's City
Remainder of CMA
HIGHWAY 13
Legend
8 - 57 starts
58 - 107 starts
108 - 157 starts
0 1.25 2.5 5 7.5
Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units
5	MLS® Residential Activity
6	Economic Indicators

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) Second Quarter 2018								
St. John's CMA[1]	Annual		Monthly SAAR			Tr		
	2016	2017	Apr. 2018	May 2018	Jun. 2018	Apr. 2018	May 2018	Jun. 2018
Single-Detached	625	464	472	249	538	522	495	486
Multiples	208	299	48	108	84	400	314	250
Total	833	763	520	357	622	922	809	736
	Quarterly SAAR		Actual			YTD		
	2018 Q1	2018 Q2	2017 Q2	2018 Q2	% change	2017 Q2	2018 Q2	% change
Single-Detached	505	455	106	114	7.5%	147	164	11.6%
Multiples	420	80	50	20	-65.5%	63	125	98.4%
Total	925	535	164	134	-18.3%	210	289	37.6%

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of St. John's CMA Second Quarter 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Q2 2018	114	4	10	0	2	0	0	4	134
Q2 2017	106	14	20	0	0	0	0	24	164
% Change	7.5	-71.4	-50.0	n/a	n/a	n/a	n/a	-83.3	-18.3
Year-to-date 2018	164	8	18	0	2	0	0	97	289
Year-to-date 2017	147	18	20	0	0	0	0	25	210
% Change	11.6	-55.6	-10.0	n/a	n/a	n/a	n/a	**	37.6
UNDER CONSTRUCTION									
Q2 2018	370	52	84	0	32	15	11	113	677
Q2 2017	429	69	53	0	0	4	0	76	631
% Change	-13.8	-24.6	58.5	n/a	n/a	**	n/a	48.7	7.3
COMPLETIONS									
Q2 2018	136	6	17	0	16	0	0	18	193
Q2 2017	151	12	18	0	4	0	0	14	199
% Change	-9.9	-50.0	-5.6	n/a	**	n/a	n/a	28.6	-3.0
Year-to-date 2018	251	30	30	0	16	0	4	51	382
Year-to-date 2017	273	18	18	0	4	4	10	24	351
% Change	-8.1	66.7	66.7	n/a	**	-100.0	-60.0	112.5	8.8
COMPLETED & NOT ABSORBED									
Q2 2018	78	27	12	0	14	0	n/a	n/a	131
Q2 2017	75	7	7	0	10	16	n/a	n/a	115
% Change	4.0	**	71.4	n/a	40.0	-100.0	n/a	n/a	13.9
ABSORBED									
Q2 2018	136	11	12	0	10	2	n/a	n/a	171
Q2 2017	149	13	11	0	4	0	n/a	n/a	177
% Change	-8.7	-15.4	9.1	n/a	150.0	n/a	n/a	n/a	-3.4
Year-to-date 2018	248	25	24	0	10	5	n/a	n/a	312
Year-to-date 2017	263	17	11	0	5	4	n/a	n/a	300
% Change	-5.7	47.1	118.2	n/a	100.0	25.0	n/a	n/a	4.0

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
Second Quarter 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
St. John's City									
Q2 2018	32	2	0	0	0	0	0	3	37
Q2 2017	42	2	14	0	0	0	0	12	70
Conception Bay South									
Q2 2018	41	0	4	0	0	0	0	1	46
Q2 2017	27	10	0	0	0	0	0	6	43
Mount Pearl									
Q2 2018	10	0	0	0	0	0	0	0	10
Q2 2017	3	2	0	0	0	0	0	0	5
Paradise									
Q2 2018	12	2	3	0	2	0	0	0	19
Q2 2017	19	0	6	0	0	0	0	5	30
Torbay									
Q2 2018	3	0	0	0	0	0	0	0	3
Q2 2017	3	0	0	0	0	0	0	0	3
Remainder of the CMA									
Q2 2018	16	0	3	0	0	0	0	0	19
Q2 2017	12	0	0	0	0	0	0	1	13
St. John's CMA									
Q2 2018	114	4	10	0	2	0	0	4	134
Q2 2017	106	14	20	0	0	0	0	24	164
UNDER CONSTRUCTION									
St. John's City									
Q2 2018	132	16	34	0	26	15	11	106	340
Q2 2017	166	31	22	0	0	4	0	45	268
Conception Bay South									
Q2 2018	99	10	7	0	0	0	0	1	117
Q2 2017	84	12	12	0	0	0	0	16	124
Mount Pearl									
Q2 2018	13	20	28	0	0	0	0	0	61
Q2 2017	20	6	13	0	0	0	0	2	41
Paradise									
Q2 2018	45	6	12	0	6	0	0	6	75
Q2 2017	59	20	6	0	0	0	0	11	96
Torbay									
Q2 2018	19	0	0	0	0	0	0	0	19
Q2 2017	17	0	0	0	0	0	0	1	18
Remainder of the CMA									
Q2 2018	62	0	3	0	0	0	0	0	65
Q2 2017	83	0	0	0	0	0	0	1	84
St. John's CMA									
Q2 2018	370	52	84	0	32	15	11	113	677
Q2 2017	429	69	53	0	0	4	0	76	631

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
Second Quarter 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
St. John's City									
Q2 2018	53	2	7	0	0	0	0	8	70
Q2 2017	38	0	10	0	4	0	0	4	56
Conception Bay South									
Q2 2018	29	0	0	0	0	0	0	4	33
Q2 2017	39	2	0	0	0	0	0	0	41
Mount Pearl									
Q2 2018	3	2	4	0	0	0	0	1	10
Q2 2017	11	2	8	0	0	0	0	0	21
Paradise									
Q2 2018	15	2	6	0	7	0	0	4	34
Q2 2017	24	8	0	0	0	0	0	8	40
Torbay									
Q2 2018	12	0	0	0	9	0	0	1	22
Q2 2017	9	0	0	0	0	0	0	1	10
Remainder of the CMA									
Q2 2018	24	0	0	0	0	0	0	0	24
Q2 2017	30	0	0	0	0	0	0	1	31
St. John's CMA									
Q2 2018	136	6	17	0	16	0	0	18	193
Q2 2017	151	12	18	0	4	0	0	14	199
COMPLETED & NOT ABSORBED									
St. John's City									
Q2 2018	30	4	9	0	2	0	n/a	n/a	45
Q2 2017	29	1	7	0	5	16	n/a	n/a	58
Conception Bay South									
Q2 2018	10	11	0	0	5	0	n/a	n/a	26
Q2 2017	9	2	0	0	5	0	n/a	n/a	16
Mount Pearl									
Q2 2018	3	6	3	0	0	0	n/a	n/a	12
Q2 2017	9	0	0	0	0	0	n/a	n/a	9
Paradise									
Q2 2018	16	6	0	0	2	0	n/a	n/a	24
Q2 2017	12	4	0	0	0	0	n/a	n/a	16
Torbay									
Q2 2018	4	0	0	0	5	0	n/a	n/a	9
Q2 2017	2	0	0	0	0	0	n/a	n/a	2
Remainder of the CMA									
Q2 2018	15	0	0	0	0	0	n/a	n/a	15
Q2 2017	14	0	0	0	0	0	n/a	n/a	14
St. John's CMA									
Q2 2018	78	27	12	0	14	0	n/a	n/a	131
Q2 2017	75	7	7	0	10	16	n/a	n/a	115

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket Second Quarter 2018									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
St. John's City									
Q2 2018	48	8	5	0	1	2	n/a	n/a	64
Q2 2017	33	0	3	0	4	0	n/a	n/a	40
Conception Bay South									
Q2 2018	33	0	0	0	0	0	n/a	n/a	33
Q2 2017	41	0	0	0	0	0	n/a	n/a	41
Mount Pearl									
Q2 2018	6	2	1	0	0	0	n/a	n/a	9
Q2 2017	11	3	8	0	0	0	n/a	n/a	22
Paradise									
Q2 2018	17	1	6	0	5	0	n/a	n/a	29
Q2 2017	24	10	0	0	0	0	n/a	n/a	34
Torbay									
Q2 2018	10	0	0	0	4	0	n/a	n/a	14
Q2 2017	10	0	0	0	0	0	n/a	n/a	10
Remainder of the CMA									
Q2 2018	22	0	0	0	0	0	n/a	n/a	22
Q2 2017	30	0	0	0	0	0	n/a	n/a	30
St. John's CMA									
Q2 2018	136	11	12	0	10	2	n/a	n/a	171
Q2 2017	149	13	11	0	4	0	n/a	n/a	177

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of St. John's CMA 2008 - 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2017	463	80	89	0	42	24	11	54	763
% Change	-25.9	-7.0	102.3	n/a	n/a	100.0	n/a	-18.2	-8.4
2016	625	86	44	0	0	12	0	66	833
% Change	-14.3	**	**	n/a	-100.0	-90.2	n/a	-37.1	-15.4
2015	729	16	5	0	8	122	0	105	985
% Change	-19.6	6.7	-61.5	n/a	-60.0	117.9	-100.0	-48.0	-19.9
2014	907	15	13	0	20	56	4	202	1,230
% Change	-26.7	**	-61.8	-100.0	n/a	-41.7	-33.3	-42.5	-29.1
2013	1,237	4	34	6	0	96	6	351	1,734
% Change	-4.3	-77.8	-93.7	n/a	-100.0	-56.4	n/a	**	-19.5
2012	1,292	18	542	0	43	220	0	38	2,153
% Change	-0.8	**	13.4	-100.0	-8.5	**	n/a	72.7	12.0
2011	1,302	4	478	2	47	68	0	22	1,923
% Change	-10.9	-71.4	77.7	-88.9	113.6	**	-100.0	83.3	5.9
2010	1,461	14	269	18	22	4	16	12	1,816
% Change	5.7	-36.4	59.2	**	-42.1	-81.0	166.7	-80.6	6.6
2009	1,382	22	169	3	38	21	6	62	1,703
% Change	-6.9	-77.1	-17.2	n/a	58.3	-22.2	20.0	181.8	-8.6
2008	1,485	96	204	0	24	27	5	22	1,863

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type Second Quarter 2018											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017	% Change
St. John's City	32	42	2	2	0	14	3	12	37	70	-47.1
Conception Bay South	41	27	0	10	4	0	1	6	46	43	7.0
Mount Pearl	10	3	0	2	0	0	0	0	10	5	100.0
Paradise	12	19	4	0	3	6	0	5	19	30	-36.7
Torbay	3	3	0	0	0	0	0	0	3	3	0.0
Remainder of the CMA	16	12	0	0	3	0	0	1	19	13	46.2
St. John's CMA	114	106	6	14	10	20	4	24	134	164	-18.3

Table 2.1: Starts by Submarket and by Dwelling Type January - June 2018											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	% Change
St. John's City	55	57	4	6	5	14	93	12	157	89	76.4
Conception Bay South	54	36	2	10	4	0	1	6	61	52	17.3
Mount Pearl	12	6	0	2	0	0	0	0	12	8	50.0
Paradise	16	24	4	0	6	6	2	6	28	36	-22.2
Torbay	7	6	0	0	0	0	1	0	8	6	33.3
Remainder of the CMA	20	18	0	0	3	0	0	1	23	19	21.1
St. John's CMA	164	147	10	18	18	20	97	25	289	210	37.6

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
Second Quarter 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017
St. John's City	0	14	0	0	0	0	3	12
Conception Bay South	4	0	0	0	0	0	1	6
Mount Pearl	0	0	0	0	0	0	0	0
Paradise	3	6	0	0	0	0	0	5
Torbay	0	0	0	0	0	0	0	0
Remainder of the CMA	3	0	0	0	0	0	0	1
St. John's CMA	10	20	0	0	0	0	4	24

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - June 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
St. John's City	5	14	0	0	0	0	93	12
Conception Bay South	4	0	0	0	0	0	1	6
Mount Pearl	0	0	0	0	0	0	0	0
Paradise	6	6	0	0	0	0	2	6
Torbay	0	0	0	0	0	0	1	0
Remainder of the CMA	3	0	0	0	0	0	0	1
St. John's CMA	18	20	0	0	0	0	97	25

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market Second Quarter 2018								
Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017
St. John's City	34	58	0	0	3	12	37	70
Conception Bay South	45	37	0	0	1	6	46	43
Mount Pearl	10	5	0	0	0	0	10	5
Paradise	17	25	2	0	0	5	19	30
Torbay	3	3	0	0	0	0	3	3
Remainder of the CMA	19	12	0	0	0	1	19	13
St. John's CMA	128	140	2	0	4	24	134	164

Table 2.5: Starts by Submarket and by Intended Market January - June 2018								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
St. John's City	64	77	0	0	93	12	157	89
Conception Bay South	60	46	0	0	1	6	61	52
Mount Pearl	12	8	0	0	0	0	12	8
Paradise	24	30	2	0	2	6	28	36
Torbay	7	6	0	0	1	0	8	6
Remainder of the CMA	23	18	0	0	0	1	23	19
St. John's CMA	190	185	2	0	97	25	289	210

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type Second Quarter 2018											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017	% Change
St. John's City	53	38	2	0	7	14	8	4	70	56	25.0
Conception Bay South	29	39	0	2	0	0	4	0	33	41	-19.5
Mount Pearl	3	11	2	2	4	8	1	0	10	21	-52.4
Paradise	15	24	2	8	13	0	4	8	34	40	-15.0
Torbay	12	9	0	0	9	0	1	1	22	10	120.0
Remainder of the CMA	24	30	0	0	0	0	0	1	24	31	-22.6
St. John's CMA	136	151	6	12	33	22	18	14	193	199	-3.0

Table 3.1: Completions by Submarket and by Dwelling Type January - June 2018											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	% Change
St. John's City	94	77	8	0	11	14	22	16	135	107	26.2
Conception Bay South	54	65	6	2	4	10	14	0	78	77	1.3
Mount Pearl	11	21	10	6	4	8	3	0	28	35	-20.0
Paradise	28	41	6	10	22	0	9	9	65	60	8.3
Torbay	16	13	0	0	9	0	1	2	26	15	73.3
Remainder of the CMA	48	56	0	0	0	0	2	1	50	57	-12.3
St. John's CMA	251	273	30	18	50	32	51	28	382	351	8.8

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
Second Quarter 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017
St. John's City	7	14	0	0	0	0	8	4
Conception Bay South	0	0	0	0	0	0	4	0
Mount Pearl	4	8	0	0	0	0	1	0
Paradise	13	0	0	0	0	0	4	8
Torbay	9	0	0	0	0	0	1	1
Remainder of the CMA	0	0	0	0	0	0	0	1
St. John's CMA	33	22	0	0	0	0	18	14

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - June 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
St. John's City	11	14	0	0	0	4	22	12
Conception Bay South	0	0	4	10	0	0	14	0
Mount Pearl	4	8	0	0	0	0	3	0
Paradise	22	0	0	0	0	0	9	9
Torbay	9	0	0	0	0	0	1	2
Remainder of the CMA	0	0	0	0	0	0	2	1
St. John's CMA	46	22	4	10	0	4	51	24

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
Second Quarter 2018

Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017
St. John's City	62	48	0	4	8	4	70	56
Conception Bay South	29	41	0	0	4	0	33	41
Mount Pearl	9	21	0	0	1	0	10	21
Paradise	23	32	7	0	4	8	34	40
Torbay	12	9	9	0	1	1	22	10
Remainder of the CMA	24	30	0	0	0	1	24	31
St. John's CMA	159	181	16	4	18	14	193	199

Table 3.5: Completions by Submarket and by Intended Market
January - June 2018

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
St. John's City	113	87	0	8	22	12	135	107
Conception Bay South	60	67	0	0	18	10	78	77
Mount Pearl	25	35	0	0	3	0	28	35
Paradise	49	51	7	0	9	9	65	60
Torbay	16	13	9	0	1	2	26	15
Remainder of the CMA	48	56	0	0	2	1	50	57
St. John's CMA	311	309	16	8	55	34	382	351

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
Second Quarter 2018

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $250,000		$250,000 - $299,999		$300,000 - $349,999		$350,000 - $399,999		$400,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
St. John's City													
Q2 2018	0	0.0	5	10.4	9	18.8	17	35.4	17	35.4	48	380,000	397,945
Q2 2017	0	0.0	0	0.0	5	15.2	13	39.4	15	45.5	33	385,000	435,236
Year-to-date 2018	0	0.0	6	6.7	18	20.2	29	32.6	36	40.4	89	385,000	462,063
Year-to-date 2017	1	1.5	0	0.0	11	16.2	27	39.7	29	42.6	68	385,000	427,928
Conception Bay South													
Q2 2018	4	12.1	13	39.4	7	21.2	2	6.1	7	21.2	33	280,000	316,331
Q2 2017	7	17.1	15	36.6	10	24.4	4	9.8	5	12.2	41	300,000	310,053
Year-to-date 2018	11	18.6	16	27.1	12	20.3	8	13.6	12	20.3	59	280,000	322,321
Year-to-date 2017	8	11.6	25	36.2	16	23.2	8	11.6	12	17.4	69	300,000	328,556
Mount Pearl													
Q2 2018	0	0.0	2	33.3	3	50.0	1	16.7	0	0.0	6	-	298,911
Q2 2017	0	0.0	2	18.2	6	54.5	2	18.2	1	9.1	11	-	347,060
Year-to-date 2018	0	0.0	4	28.6	6	42.9	4	28.6	0	0.0	14	-	311,362
Year-to-date 2017	0	0.0	6	27.3	12	54.5	3	13.6	1	4.5	22	-	336,459
Paradise													
Q2 2018	0	0.0	1	5.9	7	41.2	6	35.3	3	17.6	17	-	363,479
Q2 2017	0	0.0	1	4.2	9	37.5	7	29.2	7	29.2	24	360,000	405,686
Year-to-date 2018	0	0.0	2	6.9	12	41.4	10	34.5	5	17.2	29	-	420,488
Year-to-date 2017	0	0.0	3	8.3	13	36.1	13	36.1	7	19.4	36	360,000	388,517
Torbay													
Q2 2018	0	0.0	0	0.0	5	50.0	2	20.0	3	30.0	10	-	-
Q2 2017	0	0.0	0	0.0	0	0.0	4	40.0	6	60.0	10	-	-
Year-to-date 2018	0	0.0	0	0.0	7	50.0	2	14.3	5	35.7	14	-	-
Year-to-date 2017	0	0.0	0	0.0	1	7.7	4	30.8	8	61.5	13	-	-
Remainder of the CMA													
Q2 2018	0	0.0	2	9.1	3	13.6	5	22.7	12	54.5	22	-	497,075
Q2 2017	0	0.0	2	6.7	5	16.7	9	30.0	14	46.7	30	-	416,174
Year-to-date 2018	1	2.3	4	9.3	5	11.6	14	32.6	19	44.2	43	-	497,075
Year-to-date 2017	1	1.9	2	3.7	7	13.0	15	27.8	29	53.7	54	-	423,555
St. John's CMA													
Q2 2018	4	2.9	23	16.9	34	25.0	33	24.3	42	30.9	136	360,000	376,494
Q2 2017	7	4.7	20	13.4	35	23.5	39	26.2	48	32.2	149	355,000	398,763
Year-to-date 2018	12	4.8	32	12.9	60	24.2	67	27.0	77	31.0	248	365,000	404,715
Year-to-date 2017	10	3.8	36	13.7	60	22.9	70	26.7	86	32.8	262	360,000	396,683

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units Second Quarter 2018						
Submarket	Q2 2018	Q2 2017	% Change	YTD 2018	YTD 2017	% Change
St. John's City	397,945	435,236	-8.6	462,063	427,928	8.0
Conception Bay South	316,331	310,053	2.0	322,321	328,556	-1.9
Mount Pearl	298,911	347,060	-13.9	311,362	336,459	-7.5
Paradise	363,479	405,686	-10.4	420,488	388,517	8.2
Torbay	-	-	n/a	-	-	n/a
Remainder of the CMA	497,075	416,174	19.4	497,075	423,555	17.4
St. John's CMA	376,494	398,763	-5.6	404,715	396,683	2.0

Source: CMHC (Market Absorption Survey)

Figure 5.1: MLS® Residential Average Price for Newfoundland and Labrador

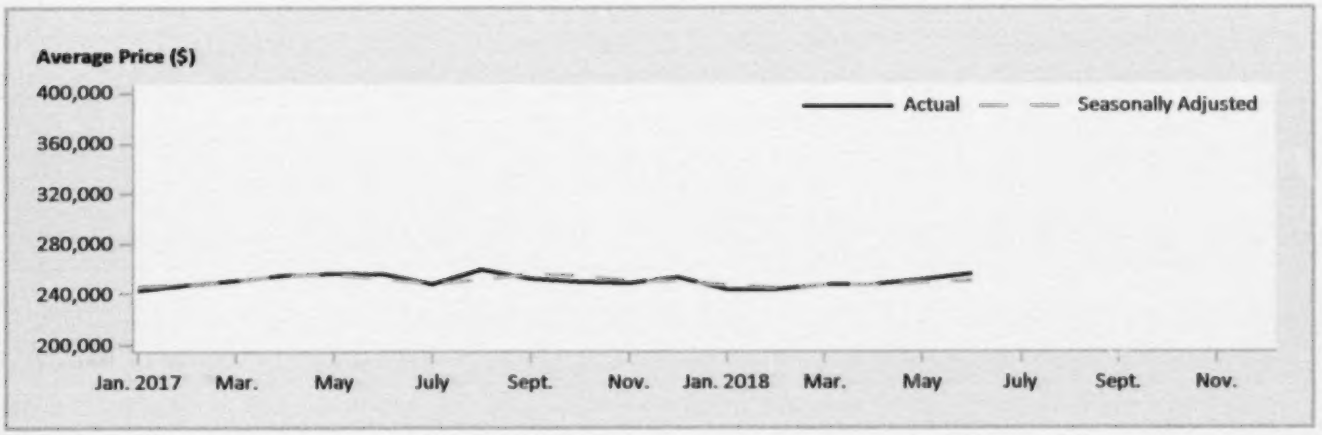


Figure 5.2: MLS® Residential Sales for Newfoundland and Labrador

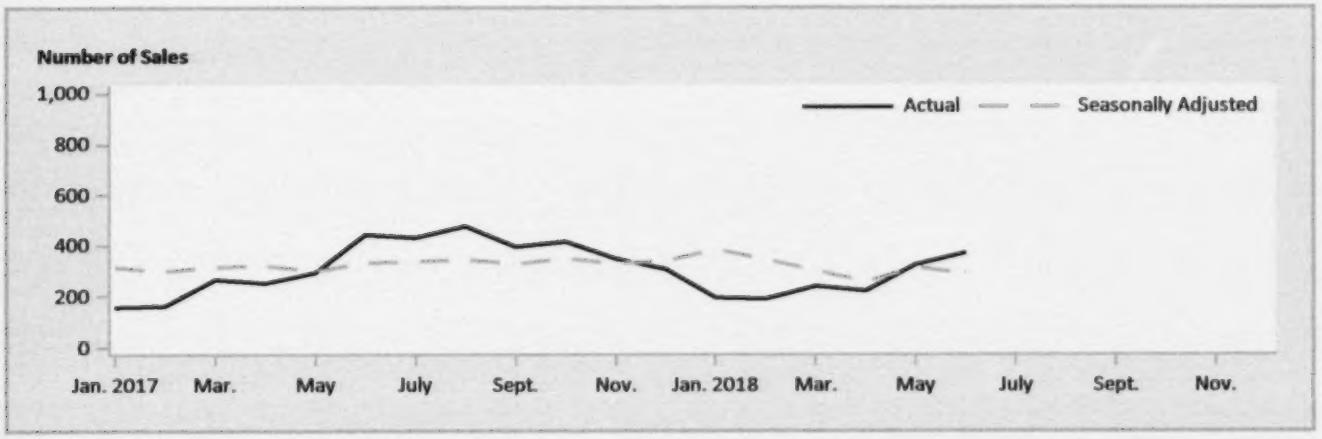
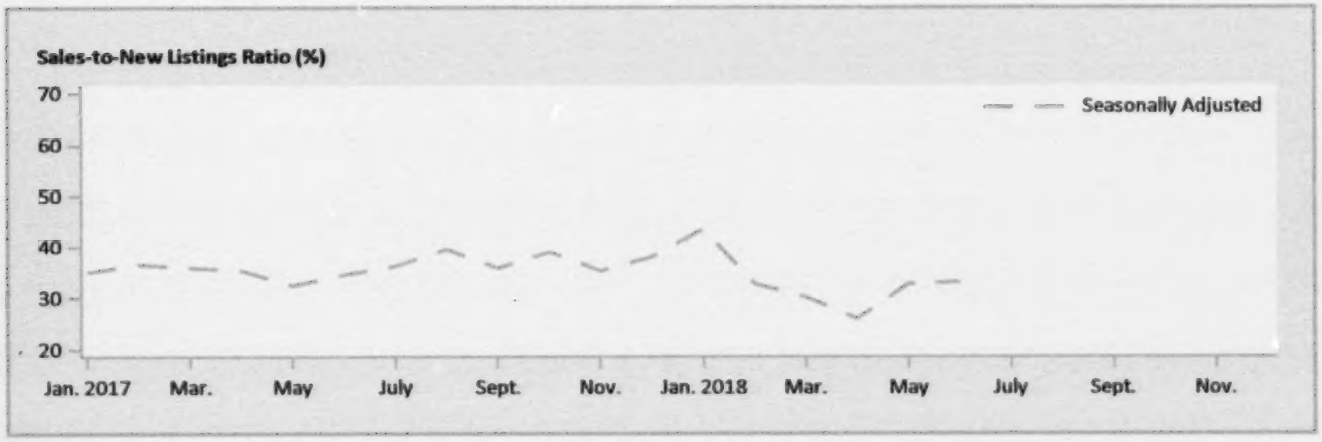


Figure 5.3: MLS® Residential Sales- to- New Listings Ratio for Newfoundland and Labrador



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Source: CREA / Haver Analytics

Table 6: Economic Indicators
Second Quarter 2018

		Interest Rates			NHPI, Total, St. John's CMA 2016.12 =100	CPI, 2002 =100	St. John's Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2017	January	561	3.14	4.64	99.6	134.9	113.3	9.8	68.7	991
	February	561	3.14	4.64	99.6	134.7	113.1	9.0	67.9	981
	March	561	3.14	4.64	99.5	135.1	112.4	8.8	67.2	979
	April	561	3.14	4.64	99.5	135.2	111.8	8.2	66.3	973
	May	561	3.14	4.64	99.5	135.1	110.1	8.4	65.4	978
	June	561	3.14	4.64	99.4	134.8	109.7	7.9	64.7	982
	July	573	3.14	4.84	99.4	135.2	108.9	8.3	64.4	981
	August	573	3.14	4.84	98.9	135.1	108.6	8.2	64.2	979
	September	575	3.09	4.89	98.9	136.1	107.0	8.6	63.4	970
	October	581	3.24	4.99	98.9	135.7	107.0	8.7	63.4	972
	November	581	3.24	4.99	99.0	136.2	108.3	8.7	64.2	968
	December	581	3.24	4.99	99.0	135.7	110.0	8.6	65.1	960
2018	January	590	3.34	5.14	99.0	136.2	109.7	8.4	64.8	963
	February	590	3.34	5.14	99.0	136.8	108.5	8.5	64.0	980
	March	590	3.34	5.14	99.0	137.0	107.9	8.6	63.7	1,005
	April	590	3.34	5.14	99.0	137.2	108.8	8.6	64.3	1,015
	May	601	3.49	5.34	98.9	137.2	109.8	8.7	64.8	1,006
	June	601	3.49	5.34		137.5	110.9	8.6	65.4	1,011
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology
The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2016 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology
The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a population centre (known as the core). A CMA must have a total population of at least 100,000 of which 50,000 or more must live in the core based on adjusted data from the previous Census of Population Program. A CA must have a core population of at least 10,000 also based on data from the previous Census of Population Program. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the core, as measured by commuting flows derived from data on place of work from the previous Census Program.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

2017 data based on 2016 Census Definitions. 2012-2016 data based on 2011 Census Definitions. 2007-2011 data based on 2006 Census Definitions.

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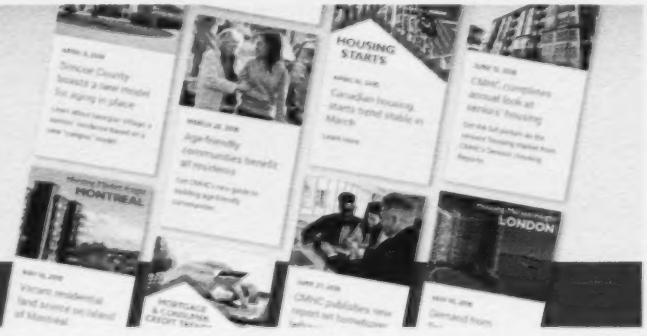

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